

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
October 6, 2005  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall  
give in this Planning Commission Meeting shall be the truth,  
the whole truth, and nothing but the truth.

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

## Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## CONSENT CALENDAR

### **1A. Case No. 0508-01**

Site Plan Review, Vesting  
Tentative Map, Standards  
Variance  
ND 16-05

(Lemuel Hawkins,  
Project Planner)

**Standard Pacific Corporation  
c/o Adam Call, Representative  
350 Long Beach Boulevard (Council District 1)**

Request for approval of Site Plan Review, Standards Variance and Vesting Tentative Tract Map No. 063261 to construct a five-story mixed-use development with 82 residential condominium units (6 live/work units included), 7,000 square feet of ground-level commercial space with 63 ground-level parking spaces and 135 subterranean parking spaces.

RECOMMENDATION:

Planning Commission continue item to October 20, 2005.

### **1B. Case No. 0507-23**

Condominium Conversion  
CE 05-138

(Steven Valdez,  
Project Planner)

**Richard Williams  
2166 San Anseline Avenue (Council District 4)**

Request for approval of Vesting Tentative Map Waiver to convert an existing four-unit apartment building into condominiums.

RECOMMENDATION:

Planning Commission approve Tentative Map Waiver, subject to conditions.

### **1C. Case No. 0408-07**

Conditional Use Permit  
Modification

(Jayme Mekis,  
Project Planner)

**Market Recycling Inc.  
2725 South Street (Council District 9)**

Request to modify the conditions of a Conditional Use Permit to permanently establish an existing recycling center (previously approved for one year) in the Light Industrial Zone District.

RECOMMENDATION:

Planning Commission approve, subject to conditions.

**1D. Case No. 0506-32**  
Waived Tentative Parcel Map  
CE 05-124

(Monica Mendoza,  
Project Planner)

RECOMMENDATION:

**Robert J. Morris**  
**2001 River Avenue (Council District 7)**

Request for approval of a Waived Tentative Parcel Map No. 63341 for the subdivision of four parcels.

Planning Commission approve Waived Tentative Parcel Map No. 63341, subject to conditions.

## **REGULAR AGENDA**

**2. Case No. 0211-08**  
Site Plan Review, Vesting  
Tentative Tract Map  
EIR SCH200011097

(Jamilla Vollamann,  
Project Planner)

RECOMMENDATION:

**Marni J. Stirling**  
**Urban Pacific Builders, LLC**  
**71 E. 3<sup>rd</sup> Street (Council District 2)**

Request for approval of Site Plan Review and Vesting Tentative Tract Map No. 54155 to construct a seven-story mixed-use development with 39 residential units and ground floor retail.

Planning Commission approve the Site Plan Review and Vesting Tentative Tract Map, subject to conditions.

**3. Case No. 0506-22**  
Administrative Use Permit  
CE 05-115

(Derek Burnham,  
Project Planner)

RECOMMENDATION:

**Georgina Velazquez**  
**2355 Long Beach Boulevard (Council District 6)**

Request for approval of an Administrative Use Permit to establish a used car dealership in the Long Beach Boulevard Planned Development District (PD-29).

Planning Commission approve Administrative Use Permit, subject to conditions of approval.

**4. Case No. 0501-05**  
Site Plan Review, Tract Map,  
Standards Variance  
CE 05-135

**RM3 Building and Development, Inc.**  
**1709 E. 68<sup>th</sup> Street**  
**(Council District 8)**

(Jeff Winklepleck,  
Project Planner)

Request for approval of a Tentative Tract Map for a four lot single family subdivision and Standards Variances to allow a 20 foot wide private street instead of not less than 33 feet, a 0 foot front yard setback instead of not less than 8 feet (fronting on private street only), a side yard setback of 1 foot 7 inches instead of not less than 4 feet and a turning radius of 20 feet instead of not less than 24 feet.

**RECOMMENDATION:**

Planning Commission approve Tentative Tract Map and Standards Variances, subject to conditions.

5. **Case No. 0212-11**  
Site Plan Review, Vesting  
Tentative Tract Map No. 062186,  
General Plan Conformity Findings  
for Vacation Permit  
ND 30-04

(Lynette Ferenczy,  
Project Planner)

**Long Beach Redevelopment Agency**  
**c/o Gary Hildabrand of Lennar South Coast Homebuilding**  
**200 E. Broadway (Council District 2)**

Request for approval of Site Plan Review and Vesting Tentative Tract Map No. 062186 to construct a five-story mixed-use development with 62 residential condominium units, 5,161 square feet of commercial space and 144 parking spaces with one-level of subterranean parking.

**RECOMMENDATION:**

Planning Commission approve the Site Plan Review and Vesting Tentative Tract Map, with conditions.

**MATTERS FROM THE AUDIENCE**

**MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of October 20, 2005 agenda

1520 Wardlow Road  
1429 Cherry Avenue  
1474 Gaviota

Conditional Use Permit for church  
Conditional Use Permit for check cashing  
Waived Parcel Map for 2 units

2801 Orange Avenue  
285 Bay Street

Sports Park/EIR Certification  
Site Plan Review for Pike Hotel

- c. Upcoming availability
- d. Other

## **MATTERS FROM THE PLANNING COMMISSION**

## **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*